

The Suites of Argyle Oaks

➤ *The Premier Flex Space in Argyle!*



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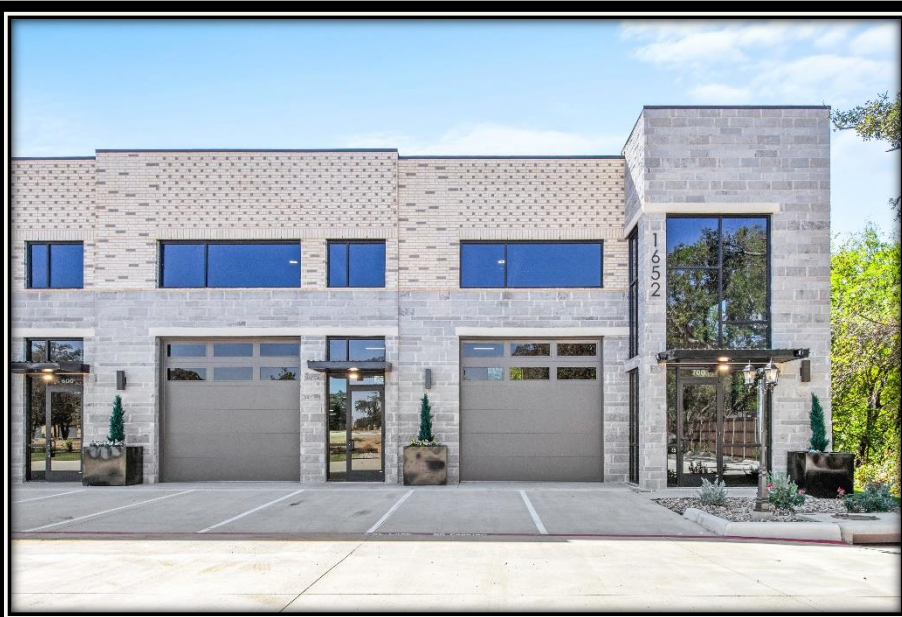


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The Suites of Argyle Oaks

- **Leases Available:** Leasing options available now
- **High-end Flex Space:** Perfect for a small business, Getaway Pad, or car collection
- **Central location:** Work close to home. Easy access to Lantana, Highland Village, Argyle, Justin, Flower Mound, Northlake
- **Signage:** Prominent and visible from FM-407
- **Parking:** Space available for any commercial office need
- **Exterior:** Gorgeous stone and glass
- **Great finish out:** Flexible designs with 4900SF unit available.



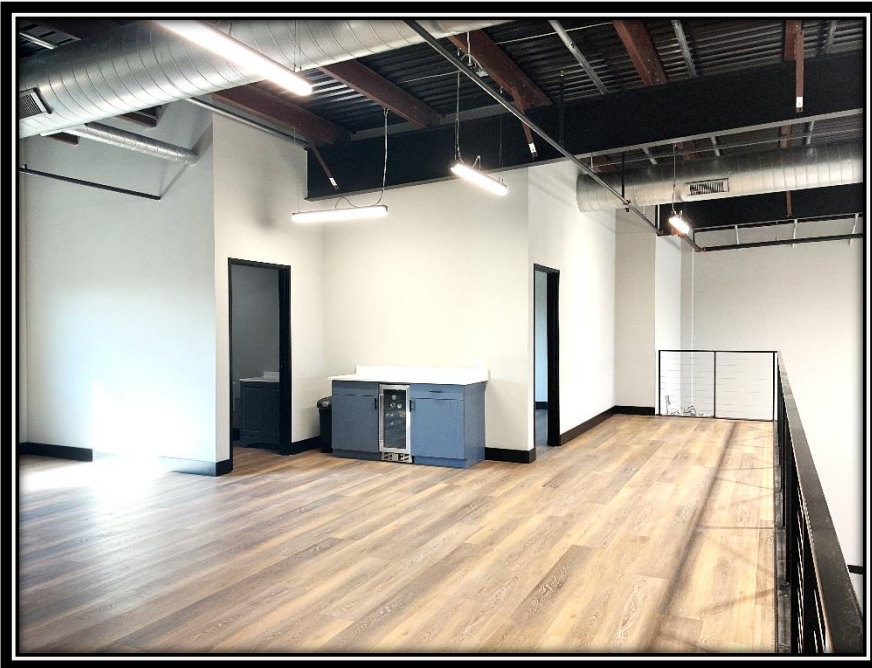
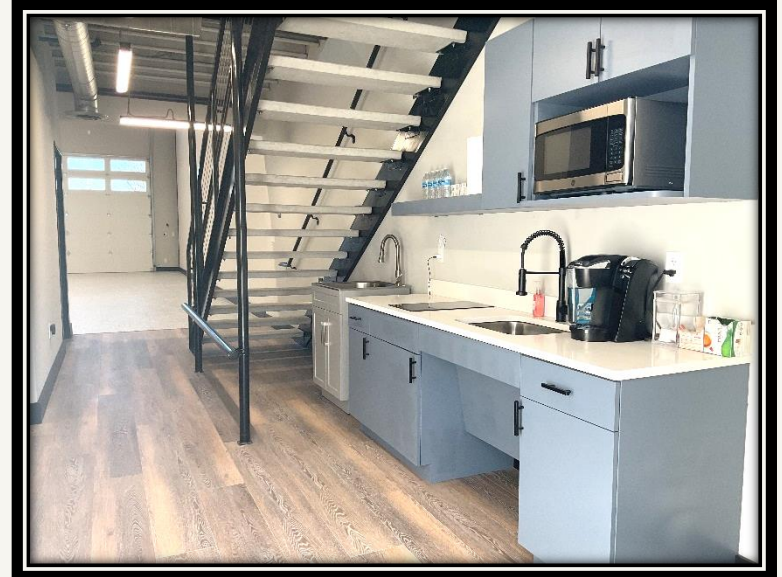
High-End Finish Out

- Must see – there is nothing else like this in Denton County!!
 - Non-slip Epoxy flooring in garage
 - 2750 SF of warehouse storage
 - Two 12' x 12' power garage entry
 - Vertical lift
 - Paneled with windows
 - 27' ceilings
 - Numerous windows with natural light – unique to flex space units
 - All spaces have A/C and heat
 - 3 phase electric and city water
 - 2 entrance locations



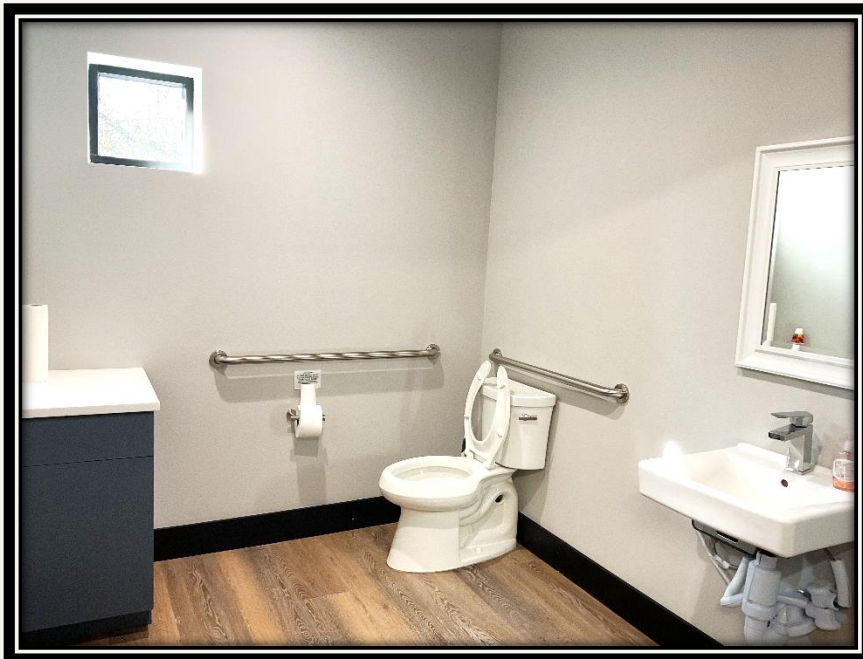
High-End Finish Out

- Beautiful and functional office space
 - Main level - bath, office, meeting room, kitchen included
 - Mezzanine level – owner's suite with large office, bath, and coffee bar
 - 9" Commercial grade vinyl plank flooring



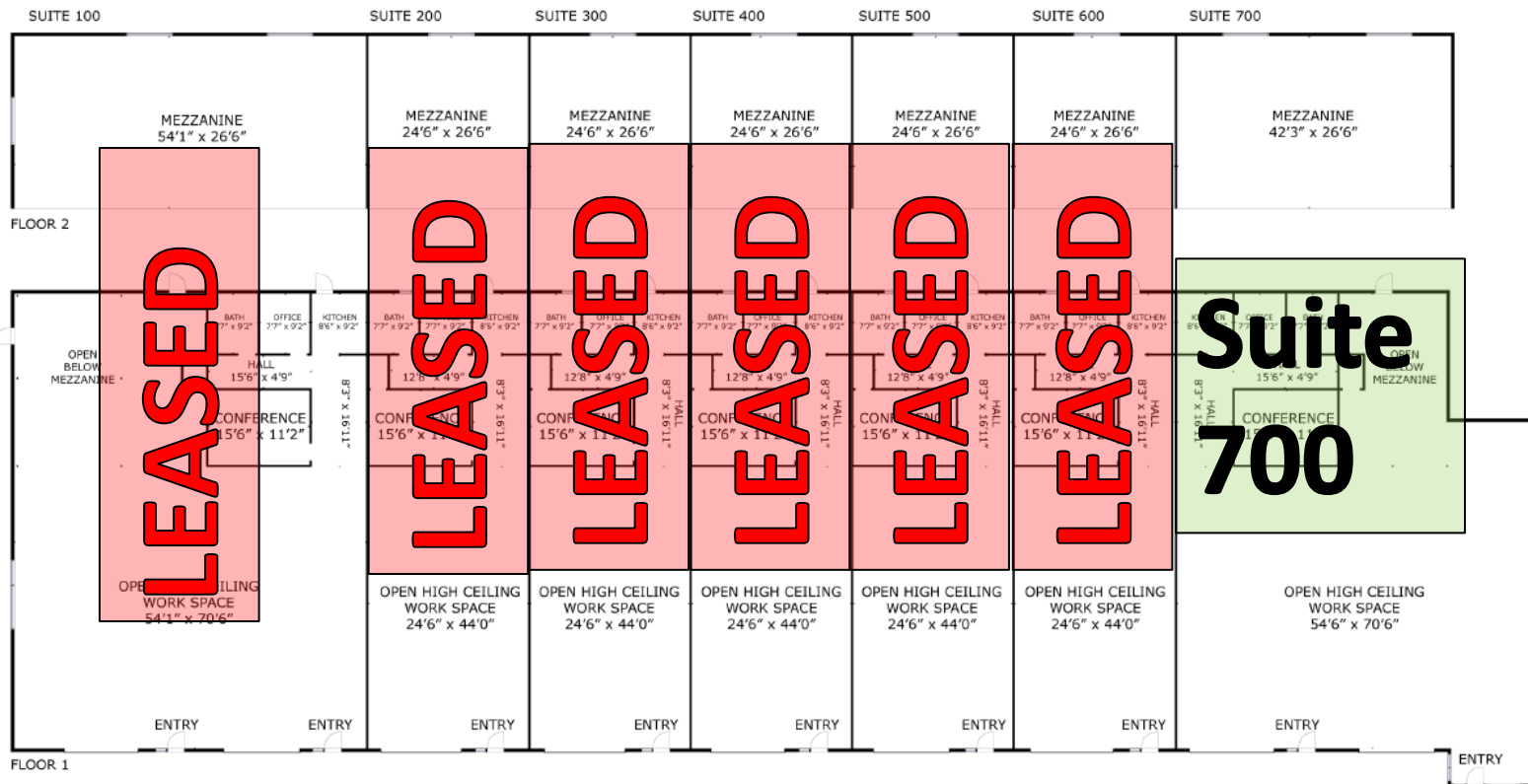
High-End Finish Out

- Over 2150 SF of office space
 - Workshop area with cabinetry
 - Plenty of parking
 - Professional and quiet complex
 - Looped fire lane – can receive any delivery truck



Only 1 Unit Remaining!

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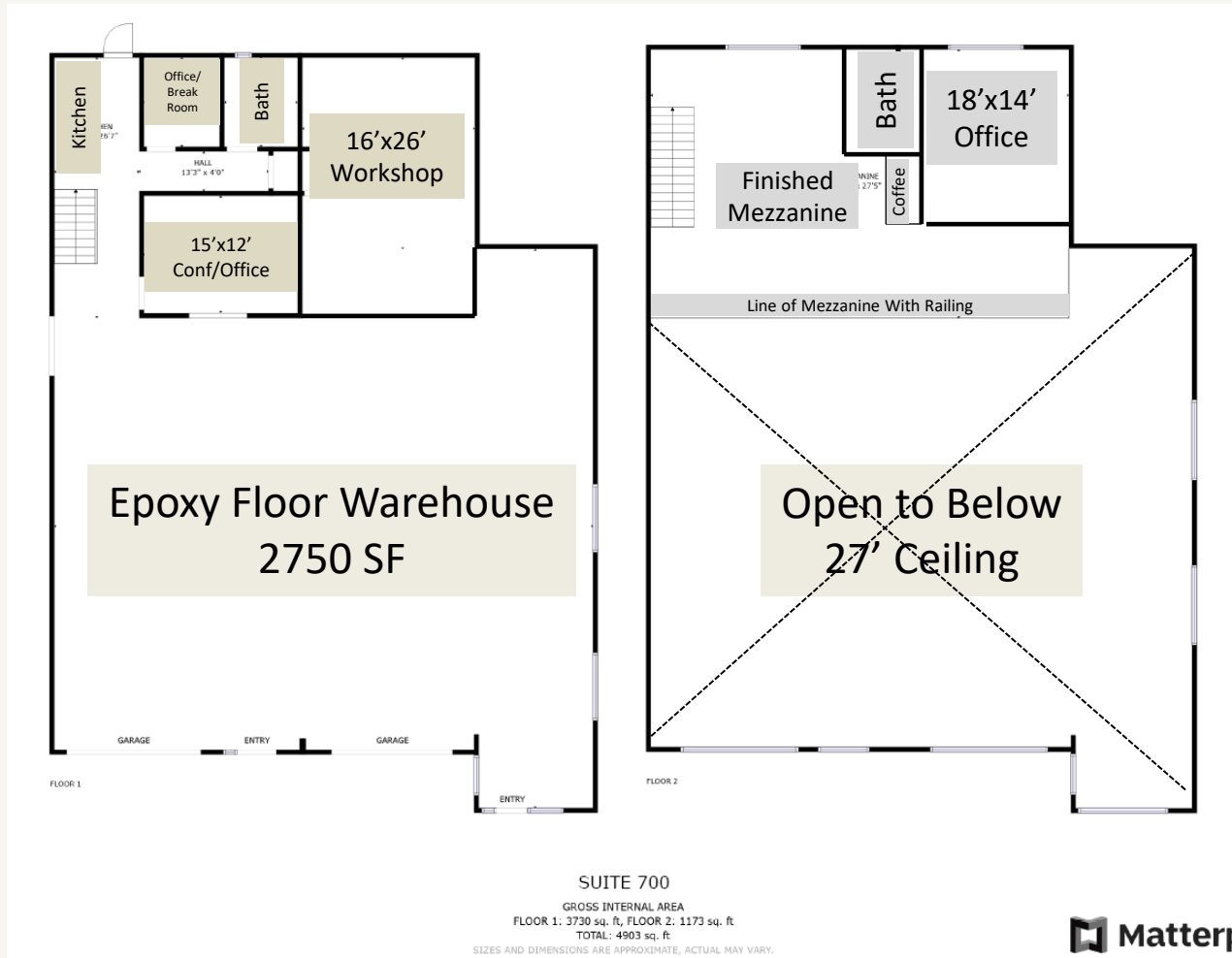
SHEET # 4

GROSS INTERNAL AREA
FLOOR 1: 16414 sq.ft, FLOOR 2: 5973 sq.ft
TOTAL: 22387 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor Plan

➤ Suite 700 Double Unit: 4900SF Finished Space



***Last Suite Remaining**

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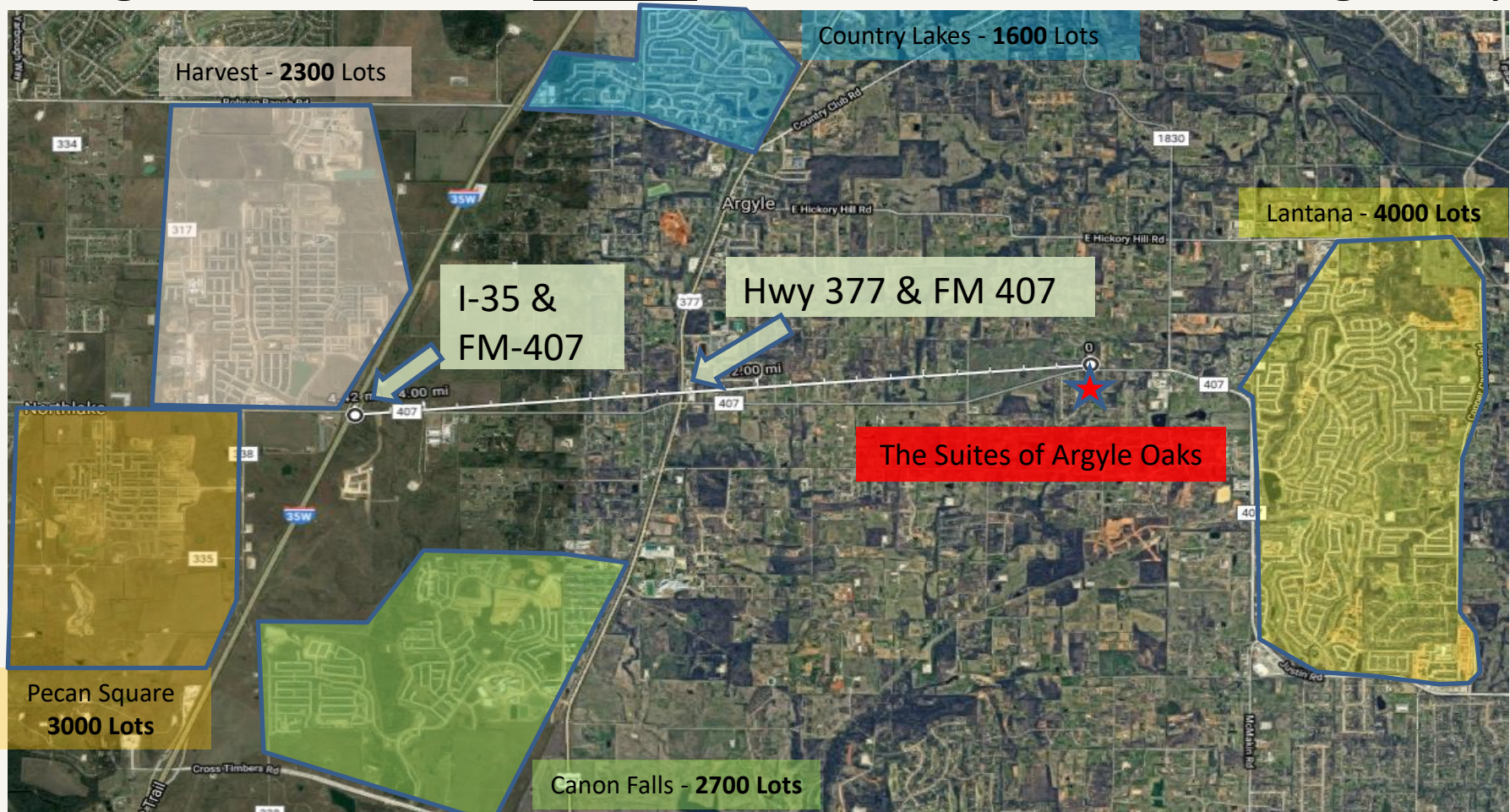
- **Setting:** Located within Argyle Oaks Business Park. Beautifully landscaped with mature trees and stone accents throughout.
- **Access:** Direct access off FM-407
- **Secure:** Surrounded by large homes and ranches. Security cameras in place. Well lit at night.



- **Perfect for:**
 - Car Collections
 - Showrooms
 - Man Caves
 - Storage for cars/boats/RV
 - Yoga Studio
 - Trade businesses with need for warehouse spaces
 - Brokerage services
 - Studios
 - Online sales with inventory

Strategic Geographic Overview

- Less than 5 miles from **13,600+** subdivision homes!
- High-Traffic Count - **18,981** vehicles on FM-407 frontage daily



Come See Us!

- Come walk the property and let us help you find your perfect commercial space
- Make an appointment with the contacts below



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